

**From:** [Wawczak, Renee](#)  
**To:** [Wagner, Anna](#)  
**Subject:** FW: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017  
**Date:** Wednesday, September 15, 2021 11:14:28 AM

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Renee Wawczak, P.G.  
P: 312.886.0749

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**From:** Ryan, Nancy D - DNR <[Nancy.Ryan@wisconsin.gov](mailto:Nancy.Ryan@wisconsin.gov)>  
**Sent:** Thursday, February 22, 2018 12:48 PM  
**To:** Wawczak, Renee <[wawczak.renee@epa.gov](mailto:wawczak.renee@epa.gov)>  
**Cc:** Beedle, Michael <[beedle.michael@epa.gov](mailto:beedle.michael@epa.gov)>  
**Subject:** RE: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Hi Renee,  
Just me as far as I know. I don't know of anyone else at DNR who's really involved with this project.

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Nancy D. Ryan**

Hydrogeologist, Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King, Jr. Dr.  
Milwaukee, WI 53212  
Phone: (414) 263-8533  
Fax: (414) 263-8550  
[nancy.ryan@wisconsin.gov](mailto:nancy.ryan@wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)



---

**From:** Wawczak, Renee [<mailto:wawczak.renee@epa.gov>]  
**Sent:** Thursday, February 22, 2018 12:16 PM  
**To:** Ryan, Nancy D - DNR <[Nancy.Ryan@wisconsin.gov](mailto:Nancy.Ryan@wisconsin.gov)>  
**Cc:** Beedle, Michael <[beedle.michael@epa.gov](mailto:beedle.michael@epa.gov)>  
**Subject:** FW: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Hi Nancy,

I just wanted to reach out to you and your office to confirm who plans on attending the meeting with the Barclay group?

Thanks!

Renee Wawczak, P.G.

P: 312.886.0749

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**From:** Richard Kiemen [<mailto:rkiemen@sherman-associates.com>]

**Sent:** Tuesday, February 20, 2018 3:08 PM

**To:** Rodriguez, Jose <[jrodr1@milwaukee.gov](mailto:jrodr1@milwaukee.gov)>; Toni Schoen  
<[tschoen@keyengineering.com](mailto:tschoen@keyengineering.com)>

**Cc:** Kraco, Chris <[ckraco@milwaukee.gov](mailto:ckraco@milwaukee.gov)>; Schmidt, Lindor <[LESCHMI@milwaukee.gov](mailto:LESCHMI@milwaukee.gov)>;  
Goodman, Anthony <[AGOODM@milwaukee.gov](mailto:AGOODM@milwaukee.gov)>; Robert L - DHS Thiboldeaux  
([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)) <[Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)>; Ross  
Stiteley <[RStiteley@sherman-associates.com](mailto:RStiteley@sherman-associates.com)>; Steve Jansen ([sjansen@braunintertec.com](mailto:sjansen@braunintertec.com))  
<[sjansen@braunintertec.com](mailto:sjansen@braunintertec.com)>; Corey M. Lapworth  
([corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com)) <[corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com)>;  
Mike Timmers <[Mike.Timmers@greenfire.com](mailto:Mike.Timmers@greenfire.com)>; Ken Wein <[kwein@keyengineering.com](mailto:kwein@keyengineering.com)>;  
Darcy Gravelle <[dgravelle@keyengineering.com](mailto:dgravelle@keyengineering.com)>; Wawczak, Renee  
<[wawczak.renee@epa.gov](mailto:wawczak.renee@epa.gov)>; [nancy.ryan@wisconsin.gov](mailto:nancy.ryan@wisconsin.gov); Andrew Bollig <[abollig@sherman-associates.com](mailto:abollig@sherman-associates.com)>

**Subject:** RE: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Good afternoon all,

We have received a confirmation ( see attached) from the EPA team on meeting 2/26 at Key Engineering's office at 10:30 AM. I have also attached a draft document for preview on the proposed cleanup process for The Barclay Project. This will be circulated later this week as a technical memo. All test data will be available for preview on 2/26 which along with cleanup will be the basis of our discussions. As owner and agencies I think some of the main questions at hand are:

1. How do we maintain a safe work environment while we clean the project?
2. To what level do we believe we can clean the buildings?
3. What are the long term plans for operations for use of encapsulation products?
4. What are next steps for Building #35?
5. How will the three regulatory agencies coordinate efforts on preview and acceptance of a plan, future inspections, and final sign offs for issuance of certificate of occupancy so we can move forward with development?
6. Other questions??

Can we get a confirmation form both The City of Milwaukee and the State of Wisconsin on attending the 2/26 meeting. Please let us know if you can be there in person or if need to setup a go-to-meeting. I hope to see all parties on 2/26 and please let me know if you have any comments or questions. Thank you.

Rich Kiemen  
Senior Vice President of Construction  
Sherman Associates Inc.  
612-604-0865 Direct  
612-723-6107 Cell

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**From:** Richard Kiemen  
**Sent:** Monday, February 12, 2018 4:40 PM  
**To:** 'Rodriguez, Jose'; Toni Schoen  
**Cc:** Kraco, Chris; Schmidt, Lindor; Goodman, Anthony; Robert L - DHS Thiboldeaux ([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)); Ross Stiteley; Steve Jansen ([sjansen@braunintertec.com](mailto:sjansen@braunintertec.com)); Corey M. Lapworth ([corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com)); Mike Timmers; Ken Wein; Darcy Gravelle; 'wawczak.renee@epa.gov'; 'nancy.ryan@wisconsin.gov'; Andrew Bollig  
**Subject:** RE: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Good Afternoon All,

As this group knows for close to 2 years we have been diligently trying to work through the redevelopment of the properties at 300 S. Barclay and 139 East Oregon Street, collectively referred to as The Barclay. We are strongly asking if we can have an inter-agency coordination meeting to provide us direction on next steps needed to bring this project to fruition. I have copied EPA, State of Wisconsin, and City of Milwaukee all of whom we have had multiple communications with on various topics.

Sherman Associates and Key Engineering can host this meeting at Key's office on either 2/21 or 2/26. It is often difficult to coordinate all schedules so I would like to start with the preferred date by the participants. We will need a two hour plus window of time so please also indicate AM or PM. We will then hone in on a date and time and circulate to all. We will ultimately provide an agenda once we have commitments from all key parties. Please try to accommodate this request or offer other options as we need to know how we can make this project a reality. I look forward to your responses. Thank you.

Rich Kiemen  
Senior Vice-President of Construction  
Sherman Associates Inc.  
612-604-0865 Direct  
612-723-6107 Cell

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**From:** Rodriguez, Jose [<mailto:jrodri1@milwaukee.gov>]  
**Sent:** Thursday, February 1, 2018 12:46 PM  
**To:** Toni Schoen  
**Cc:** Kraco, Chris; Schmidt, Lindor; Goodman, Anthony; Robert L - DHS Thiboldeaux ([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)); Ross Stiteley; Richard Kiemen; Steve Jansen ([sjansen@braunintertec.com](mailto:sjansen@braunintertec.com)); Corey M. Lapworth ([corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com)); Mike Timmers; Ken Wein; Darcy Gravelle

**Subject:** Re: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Good afternoon Toni

No yet

Jose

Sent from my iPhone

On Feb 1, 2018, at 12:02 PM, Toni Schoen <[tschoen@keyengineering.com](mailto:tschoen@keyengineering.com)> wrote:

Jose,

Have you heard back about meeting again soon? Are you able to forward responses to our questions regarding the 9 letter from the City of Milwaukee?

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**From:** Rodriguez, Jose [<mailto:jrodri1@milwaukee.gov>]

**Sent:** Monday, January 29, 2018 2:36 PM

**To:** Kraco, Chris <[ckraco@milwaukee.gov](mailto:ckraco@milwaukee.gov)>; Toni Schoen <[tschoen@keyengineering.com](mailto:tschoen@keyengineering.com)>

**Cc:** Schmidt, Lindor <[LESCHMI@milwaukee.gov](mailto:LESCHMI@milwaukee.gov)>; Goodman, Anthony <[AGOODM@milwaukee.gov](mailto:AGOODM@milwaukee.gov)>; Robert L - DHS Thiboldeaux ([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)) <[Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)>

**Subject:** The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Good Afternoon Chris,

Key Engineering Group is requesting in-person meeting to discuss the progress of the pilot testing, redevelopment plans and timeline, proposed additional air and building material sampling, approval process for the proposed clearance standards, redevelopment plan approvals by the City of Milwaukee, and address other questions or concerns from the multiple agencies. They will also be coordinating the attendance of Nancy Ryan with the WDNR and representatives from the US EPA, PPG GP LLC, Continuum Architects (architects for the redevelopment), Greenfire Management (redevelopment contractor), Gradient (toxicologists), and Braun Intertec and Key Engineering (environmental consultants) for the project. Let us know how you would like to handle this meeting. Contact Toni Schoen, review any possible dates in February and meeting location. (MHD conference rooms will not be available until the end of March do to lead response)

Best,

JOSE J RIVERA RODRIGUEZ  
EMERGENCY RESPONSE PLANNING COORDINATOR/SAFETY  
OFFICER  
Zeidler Municipal Building | 841 N. Broadway, 3<sup>rd</sup> floor | Milwaukee, WI  
53210  
Phone: 414-286-6457 | Cell: 414-232-3668 | Fax: (414) 286-5164  
[www.milwaukee.gov/health](http://www.milwaukee.gov/health) | [Facebook](#) | [Twitter](#)

<image001.png>

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**From:** Toni Schoen [<mailto:tschoen@keyengineering.com>]  
**Sent:** Tuesday, January 23, 2018 9:46 AM  
**To:** Rodriguez, Jose; Robert L - DHS Thiboldeaux  
([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov))  
**Cc:** Kraco, Chris; Schmidt, Lindor; Goodman, Anthony  
**Subject:** RE: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Rob,

Our understanding is the EPA is reviewing and will be the agency responsible for approving the proposed PCB criteria for building material sampling results. Will DHS be reviewing the list of constituents of concern and the agency responsible for approving the proposed criteria?

Please call if you would like to discuss.

Thanks.

Toni

*Ms. Toni Schoen*  
Senior Project Manager  
Key Engineering Group, Ltd.  
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**From:** Rodriguez, Jose [<mailto:jrodri1@milwaukee.gov>]  
**Sent:** Tuesday, January 16, 2018 9:15 AM  
**To:** Robert L - DHS Thiboldeaux ([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov))  
<[Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)>  
**Cc:** Kraco, Chris <[ckraco@milwaukee.gov](mailto:ckraco@milwaukee.gov)>; Toni Schoen  
<[tschoen@keyengineering.com](mailto:tschoen@keyengineering.com)>; Schmidt, Lindor <[LESCHMI@milwaukee.gov](mailto:LESCHMI@milwaukee.gov)>;  
Goodman, Anthony <[AGOODM@milwaukee.gov](mailto:AGOODM@milwaukee.gov)>  
**Subject:** RE: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Good morning Rob,

See below request from DNS.

Best,

JOSE J RIVERA RODRIGUEZ  
EMERGENCY RESPONSE PLANNING COORDINATOR/SAFETY  
OFFICER  
Zeidler Municipal Building | 841 N. Broadway, 3<sup>rd</sup> floor | Milwaukee, WI  
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[www.milwaukee.gov/health](http://www.milwaukee.gov/health) | [Facebook](#) | [Twitter](#)

<image001.png>

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**From:** Toni Schoen [<mailto:tschoen@keyengineering.com>]  
**Sent:** Tuesday, January 16, 2018 7:39 AM  
**To:** Schmidt, Lindor; Goodman, Anthony; Kraco, Chris; Rodriguez, Jose  
**Cc:** Ross P. Stiteley ([rstiteley@sherman-associates.com](mailto:rstiteley@sherman-associates.com)); Richard Kiemen; Steve  
Jansen ([sjansen@braunintertec.com](mailto:sjansen@braunintertec.com)); Ken Wein; Darcy Gravelle; Mike Timmers;  
Corey M. Lapworth ([corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com))  
**Subject:** RE: The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Jose,

Are you able to forward these questions on to DHS? Lindor is out of the office  
till Jan 22.

---

**From:** Toni Schoen  
**Sent:** Tuesday, January 16, 2018 7:35 AM  
**To:** 'Schmidt, Lindor' <[LESCHMI@milwaukee.gov](mailto:LESCHMI@milwaukee.gov)>; Goodman, Anthony  
<[AGOODM@milwaukee.gov](mailto:AGOODM@milwaukee.gov)>; Kraco, Chris <[ckraco@milwaukee.gov](mailto:ckraco@milwaukee.gov)>;

Rodriguez, Jose <[jrodri1@milwaukee.gov](mailto:jrodri1@milwaukee.gov)>

**Cc:** Ross P. Stiteley ([rstiteley@sherman-associates.com](mailto:rstiteley@sherman-associates.com)) <[rstiteley@sherman-associates.com](mailto:rstiteley@sherman-associates.com)>; Richard Kiemen <[rkiemen@sherman-associates.com](mailto:rkiemen@sherman-associates.com)>; Steve Jansen ([sjansen@braunintertec.com](mailto:sjansen@braunintertec.com)) <[sjansen@braunintertec.com](mailto:sjansen@braunintertec.com)>; Ken Wein <[kwein@keyengineering.com](mailto:kwein@keyengineering.com)>; Darcy Gravelle <[dgravelle@keyengineering.com](mailto:dgravelle@keyengineering.com)>; Mike Timmers <[Mike.Timmers@greenfire.com](mailto:Mike.Timmers@greenfire.com)>; Corey M. Lapworth ([corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com)) <[corey.lapworth@continuumarchitects.com](mailto:corey.lapworth@continuumarchitects.com)>

**Subject:** The Barclay - questions City of Milwaukee letter dated Nov 9, 2017

Mr. Schmidt,

A Closure Plan was requested by the City of Milwaukee in a letter dated July 27, 2017. Preparation of a Closure Plan was delayed while pilot testing was completed to clean the building surfaces was completed. Until a building material cleaning solution was developed, preparation of a Closure Plan could not be adequately prepared. Inspector Andrew Walsh suspended the requirement of Facility Disclosure Plan (Closure Plan) on September 1, 2017.

A Building Material Sampling and Pilot Test report was prepared by Key Engineering dated November 29, 2017. Proposed bulk and wipe clearance standards were prepared by Gradient Corp dated December 12, 2017. Both reports were submitted to the City of Milwaukee, US EPA, and WDNR for review. We are awaiting comments from EPA and the City of Milwaukee.

The following are some questions (in italics text), as well as updates and clarifications with regards to your letter dated November 9, 2017 (attached) to Sherman Associates:

- *Which agency and contact name will review and comment on the Building Material Sampling and Pilot Test report proposed bulk and wipe clearance standards? These standards were developed by toxicologists as the basis for determining surfaces are appropriately cleaned and sealed for residential occupancy.*
- Indoor air and background sampling will be completed by Key Engineering between Jan-Feb 2018, once clarifications are made from this email. Sampling will be completed in Building 11 where the highest concentrations were identified in baseline sampling and Buildings 33 and 34 where trespassers have accessed the buildings.

*Please confirm that the data should be compared to industrial worker standards. The data would be used to revise the health and safety plan by the contractors completely addition sampling and building cleaning.*

*Does DHS want a sampling plan submitted for review and comment, or is there a number of samples or specific locations that DHS would like sampled?*

- There is an insufficient amount of dust in the building to sample “settled dusts.”

The prior owner (i.e. WPC) completed some form of building cleaning prior to the sale of the property and vacating the buildings. Key Engineering did not advise, direct the work, nor provide oversight of these activities. The City of Milwaukee will need to contact WPC in Oak Creek for details, if desired.

The abrasive work completed to pilot test cleaning solutions was performed in negative pressure containment areas to avoid material and dust from settling in the building. The dust generated was vacuumed and collected in containers and retained in the building. The abrasive work was also completed in Level C PPE (full face respirators, Tyvek suits with hoods and built-in boots), gloves with taped seams. After the abrasive work, bulk samples were collected in the same areas under negative pressure and PPE. Dust from sampling was vacuumed. We hope this alleviates some concern that abrasive work was completed and dust was not managed.

*Please confirm that dust sampling is not required at this time.*

- DHS requested wipe sampling to confirm interim control of hazards from surface dust.

Additional sampling of building materials is planned to evaluate surfaces to be cleaned and sealed (presented in the Building Material Sampling and Pilot Test report). Interim sampling of surfaces will be completed after building cleaning and sealing activities are conducted to confirm safe levels from building materials. Cleaning will be completed in negative pressure containment areas and dust will be vacuumed to avoid dust settling throughout the building and containment areas.

I’m available to discuss once DHS has had an opportunity to review our questions.

Thank you for your assistance.

Toni



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Senior Project Manager  
Key Engineering Group, Ltd.  
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**From:** Schmidt, Lindor [<mailto:LESCHMI@milwaukee.gov>]  
**Sent:** Friday, December 8, 2017 8:28 AM  
**To:** Rich Kiemen ([rkiemen@sherman-associates.com](mailto:rkiemen@sherman-associates.com)) <[rkiemen@sherman-associates.com](mailto:rkiemen@sherman-associates.com)>; Toni Schoen <[tschoen@keyengineering.com](mailto:tschoen@keyengineering.com)>; Halbur, Kathy <[halbur.kathy@epa.gov](mailto:halbur.kathy@epa.gov)>; 'Nancy Ryan ([nancy.ryan@wisconsin.gov](mailto:nancy.ryan@wisconsin.gov))' <[nancy.ryan@wisconsin.gov](mailto:nancy.ryan@wisconsin.gov)>; Goodman, Anthony <[AGOODM@milwaukee.gov](mailto:AGOODM@milwaukee.gov)>; Kraco, Chris <[ckraco@milwaukee.gov](mailto:ckraco@milwaukee.gov)>; Schmidt, Lindor <[LESCHMI@milwaukee.gov](mailto:LESCHMI@milwaukee.gov)>; Rodriguez, Jose <[jrodri1@milwaukee.gov](mailto:jrodri1@milwaukee.gov)>; Ross P. Stiteley ([rstiteley@sherman-associates.com](mailto:rstiteley@sherman-associates.com)) <[rstiteley@sherman-associates.com](mailto:rstiteley@sherman-associates.com)>; Wawczak, Renee <[wawczak.renee@epa.gov](mailto:wawczak.renee@epa.gov)>; Ramanauskas, Peter <[ramanauskas.peter@epa.gov](mailto:ramanauskas.peter@epa.gov)>; Mangino, Mario <[mangino.mario@epa.gov](mailto:mangino.mario@epa.gov)>; Beedle, Michael <[beedle.michael@epa.gov](mailto:beedle.michael@epa.gov)>; Johnson, Mark ([johnson.mark@epa.gov](mailto:johnson.mark@epa.gov)) <[johnson.mark@epa.gov](mailto:johnson.mark@epa.gov)>; Robert L - DHS Thiboldeaux ([Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)) <[Robert.Thiboldeaux@dhs.wisconsin.gov](mailto:Robert.Thiboldeaux@dhs.wisconsin.gov)>  
**Subject:** Meeting re: Barclay project

RE: the proposed meeting on the Barclay project to address questions arising from the Nov. 9 MHD letter, we have had some trouble coordinating the schedules of principle attendees from some organizations, we will probably send out a Doodle Poll or other survey soon – in the meantime, I just want to reiterate to Key Environmental and Sherman & Associates that it will be helpful if you submit (send directly to me) some questions you have at this time to help us prepare and focus the meeting.

Anyone else who had questions or agenda issues should also send those directly to me so we can give them an airing.

--

Lindor Schmidt  
Environmental & Disease Control Specialist  
Room 304, 841 N Broadway, Milwaukee, WI 53202-3653  
Phone: (414) 286-2359 Cell: (414) 324-1315 Fax: (414) 286-5164  
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<image002.png>

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